



**LOS ANGELES COUNTY
REGIONAL PARK AND
OPEN SPACE DISTRICT**

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510 South Vermont Avenue • Room 230 • Los Angeles • CA 90020-1975 (213) 738-2981

November 15, 2016

The Honorable Board of Directors
County of Los Angeles
Regional Park and Open Space District
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Directors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-P November 15, 2016

A handwritten signature in black ink that reads "Lori Glasgow".

LORI GLASGOW
EXECUTIVE OFFICER

**APPROVE DISPOSAL OF GRANT-FUNDED PROPERTY, ALLOCATE RESULTING PROCEEDS,
ALLOCATE CITIES EXCESS FUNDS AVAILABLE TO THE FIFTH SUPERVISORIAL DISTRICT,
AND AUTHORIZE AWARD AND ADMINISTRATION OF A GRANT TO THE CITY OF LANCASTER
FOR THE PRIME DESERT WOODLAND PRESERVE EXPANSION PROJECT
(SUPERVISORIAL DISTRICT 5) (3 VOTES)**

SUBJECT

Approval of the recommended actions will approve the City of Lancaster's disposal of property acquired with Specified Funds of the Safe Neighborhood Parks Proposition of 1992, allocate \$17,000 in proceeds from the disposition, and authorize and award an amount not to exceed \$733,000 in Cities Excess Funds, available to the Fifth District, for the Prime Desert Woodland Preserve Expansion Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Prime Desert Woodland Preserve Expansion Project categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the records of the project.
2. Approve the City of Lancaster's disposal of property purchased with Specified Project funds allocated under Section 8, Subsection (b), Paragraph (2), Subparagraph (T), of the Los Angeles County Safe Neighborhood Parks Proposition of 1992 for the acquisition of property within the Prime Desert Woodland Preserve.
3. Allocate \$17,000 in proceeds from property previously disposed of by the City of Lancaster, to the City of Lancaster, for the Prime Desert Woodlands Preserve Expansion Project.

4. Allocate Cities Excess Funds, available to the Fifth Supervisorial District in an amount not to exceed \$733,000, to the City of Lancaster for the Prime Desert Woodlands Preserve Expansion Project.

5. Authorize the Director of Parks and Recreation, in his capacity as Director of the Los Angeles County Regional Park and Open Space District, to award a grant to the City of Lancaster for the Prime Desert Woodlands Preserve Expansion Project when applicable conditions have been met and to administer the grant as of the date of award and pursuant to guidelines in the Procedural Guide for Specified, Per Parcel, and Excess Funds Projects; otherwise funds shall remain in the appropriate account.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 18, 1993, the Los Angeles County Regional Park and Open Space District (RPOSD) awarded a grant to the City of Lancaster (City) in the amount of \$1,860,000 in Specified Project funds allocated under Section 8, Subsection (b), Paragraph (2), Subparagraph (T), of the Los Angeles County Safe Neighborhood Parks Proposition of 1992 (1992 Proposition) for the acquisition of property within the Prime Desert Woodland Preserve. In November 1997, the City acquired a five-acre parcel, now identified by Assessor's Identification No. 3110-013-039 (Original Parcel). In December 1999, in order to better align the Prime Desert Woodland Preserve, the City exchanged the Original Parcel for another five-acre parcel, now identified by Assessor's Identification No. 3110-013-910 (Traded-for Parcel). The exchange constituted a disposal of property under the Grant Project Agreement No. 58E4-94-0014 (Agreement) and of the 1992 Proposition.

Pursuant to Section 16, Subsection (b) of the 1992 Proposition and Section D, Subsection 10 of the Agreement, the City was required to refund to the RPOSD an amount equal to the greater of 1) the proceeds from the disposal or 2) the fair market value of the disposed property. The amount refund by the City amounted to \$128,000, which was the Original Parcel's fair market value as determined by an appraisal, and was fulfilled in December 2009 as follows:

- The City was credited an amount of \$111,000, which was an amount equal to the fair market value of the Traded-for Parcel the City received in exchange for the Original Parcel. The City assumed the obligations imposed by the Agreement and the 1992 Proposition pertaining to the Traded-for Parcel.
- The City refunded to the RPOSD, the balance of \$17,000, in cash. This was equal to the difference between the appraised values of the two parcels.
- The City reimbursed the RPOSD an additional \$8,000 for the costs of the appraisals that were required by the RPOSD to determine the fair market values of the Original and Traded-for Parcels.
- Pursuant to Section J.1 of the Agreement, the City agreed to use the property purchased with grant monies only for the purpose requested and was prohibited from permitting any other use of the area, except as allowed by specific action of the Board.

Approval of the recommended actions will authorize the disposal, as is required under the Agreement, as well as the 1992 Proposition.

Approval of the recommended actions will also allocate \$17,000 in proceeds from the disposal as well as Cities Excess Funds, available to the Fifth Supervisorial District in an amount not to exceed \$733,000, for a \$750,000 grant to the City of Lancaster for the Prime Desert Woodlands Preserve Expansion Project (Project).

The proposed Project involves the acquisition of approximately 20 acres of privately owned adjacent land to expand the City of Lancaster's existing Prime Desert Woodland Preserve. The total estimated project cost is \$1,100,000. The recommended disposal proceeds and Cities Excess Funds will be supplemented with a minimum of \$350,000 from the City's General Fund.

If the total project cost decreases, then the grant amount will be reduced accordingly, beginning with the Cities Excess Funds and followed by the disposal proceeds, if applicable. Additionally, the City will be required to deposit into escrow and/or expend the required General Fund amount on the project, at which point it may then request for eligible project costs the 1) disposal proceeds, followed by the 2) Cities Excess Funds.

It is also recommended that the Director of the Department of Parks and Recreation (Director) be authorized to award a grant to the City when applicable conditions have been met, such as grantee qualifications, consistency between the projects and requirements of the 1996 Proposition, and grantee agreement with California Environmental Quality Act (CEQA) requirements for the projects, if applicable, and to administer the grant pursuant to the Procedural Guide previously approved by the Board.

Implementation of Strategic Plan Goals

The proposed recommendations further the Board-approved County Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) by enhancing habitat and recreational opportunities in the Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

Sufficient appropriation for the grant is budgeted in RPOSD's Assessment Fund, HB4, and Excess Funds Project Fund, HD6.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1992 Proposition provides that if a portion of the property acquired or improved with Proposition funds is sold or otherwise disposed of, the greater of the proceeds from the disposal or the fair market value of the disposed property shall be either used by the grantee for a similar purpose or returned to RPOSD for reallocation for a purpose authorized in the Proposition's funding category. The Board-approved Grant Project Agreement between RPOSD and its grantees requires that the funds be returned to RPOSD, and the City of Lancaster has complied with this requirement of the Grant Agreement.

If the Board does not approve the City's request, the City may request the Board's approval to fund a different project, or the Board may reallocate the funds in the future to another project for a purpose authorized in the Proposition's funding category.

On June 2, 2009, the Board approved the Procedural Guide, for governing the administration of RPOSD grants. The Procedural Guide will appropriately govern the administration of the recommended additional grant as well.

ENVIRONMENTAL DOCUMENTATION

All public agency projects funded by the Los Angeles County Regional Park and Open Space District

are required to comply with the California Environmental Quality Act (CEQA) as a condition of the grant. The lead agency is responsible for preparing the appropriate environmental documentation for the project. The City of Lancaster is the lead agency for the Prime Desert Woodlands Preserve Expansion Project.

The proposed project is categorically exempt from CEQA. The project, which consists of acquisition of approximately 20 acres of privately owned adjacent land to expand the City of Lancaster's existing Prime Desert Woodland Preserve, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15325 (a) of the State CEQA Guidelines, and Class 25 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project involves acquisition of land to preserve the existing natural conditions, including plant or animal habitats.

CONTRACTING PROCESS

A Grant Project Agreement (Agreement) will be entered into and administered under authority delegated to the Director and pursuant to the Procedural Guide approved by the Board in 2009. The Agreement will be approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions will have no impact on any other RPOSD grant-funded projects. These actions are required to approve a change in the use of property acquired with Specified Funds of the Safe Neighborhood Parks Proposition of 1992, and so that the City of Lancaster may proceed with the proposed Prime Desert Woodlands Preserve Expansion Project in the Fifth Supervisorial District, if all applicable conditions are met.

CONCLUSION

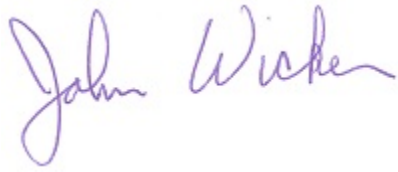
Please instruct the Executive Officer-Clerk of the Board to return one adopted copy of this action to the Chief Executive Office, Capital Programs Division, and to the Department of Parks and Recreation.

The Honorable Board of Directors

11/15/2016

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Respectfully submitted,

A handwritten signature in purple ink that reads "John Wicker". The signature is written in a cursive, flowing style.

JOHN WICKER

Director

JW:JIB:wro

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors